

**STAFF REPORT**

Meeting Date: March 16 2005

**LAFCO CASE  
NAME & NO:**

- A. LAFCO 05-03S Ojai Valley Sanitary District Sphere of Influence Amendment – (Parcel C Creek Road)
- B. LAFCO 05-03 Ojai Valley Sanitary District Annexation – Shull (Parcels A-D)

**PROPOSAL:**

- A. LAFCO 05-03S Ojai Valley Sanitary District Sphere of Influence Amendment – Parcel C Creek Road: To amend the Sphere of Influence of the Ojai Valley Sanitary District to provide for an annexation to the Ojai Valley Sanitary District. The Sphere of Influence Amendment consists of one Assessor Parcel adjacent to Creek Road with a street address of 10810 Creek Road plus a small portion of Creek Road.
- B. LAFCO 05-03 Ojai Valley Sanitary District Annexation – Shull (Parcels A-D): A proposal to annex five lots and portions of adjacent public street rights-of-way into the Ojai Valley Sanitary District for the purpose of providing sanitary sewer service. Parcel A of the proposal consists of one lot with a street address of 780 Spring Street (Assessor Parcel No. 061-0-132-035), and a portion of N. Ventura Avenue (State Highway 33). Parcel B of the proposal consists of two lots identified as Assessor Parcel Nos. 061-0-171-320 and 061-0-171-330, and a portion of N. Ventura Avenue (State Highway 33) and a portion of Nye Road. Parcel C of the proposal consists of one lot identified as Assessor Parcel No. 034-0-040-130, and a portion of Creek Road. Parcel D consists of one lot with a street address of 73 Rockaway Road (Assessor Parcel No. 031-0-093-110), and a portion of Rockaway Road.

**COMMISSIONERS AND STAFF**

**COUNTY:**  
Linda Parks, Vice Chair  
Kathy Long  
*Alternate:*  
Steve Bennett

**CITY:**  
Don Waunch  
John Zaragoza  
*Alternate:*  
Janice Parvin

**SPECIAL DISTRICT:**  
Dick Richardson, Chair  
Ted Grandsen  
*Alternate:*  
George Lange

**PUBLIC:**  
Kenneth M. Hess  
*Alternate:*  
Louis Cunningham

**EXECUTIVE OFFICER:**  
Everett Millais

**LAFCO ANALYST:**  
Kim Uhlich

**OFFICE MANAGER/CLERK:** **LEGAL COUNSEL:**  
Debbie Schubert Leroy Smith

- SIZE:**
- A. LAFCO 05-03S Ojai Valley Sanitary District Sphere of Influence Amendment – Parcel C Creek Road: Approximately 2.4 acres
  - B. LAFCO 05-03 Ojai Valley Sanitary District Annexation – Shull (parcels A-D): Approximately 4.17 acres total; Parcel A is approximately 0.34 acres in area, Parcel B is approximately 1.24 acres in area; Parcel C is approximately 2.4 acres in area; and Parcel D is approximately 0.19 acres in area.
- LOCATION:**
- A. LAFCO 05-03S Ojai Valley Sanitary District Sphere of Influence Amendment – Parcel C Creek Road: One Assessor Parcel adjacent to Creek Road with a street address of 10810 Creek Road plus a small portion of Creek Road.
  - B. LAFCO 05-03 Ojai Valley Sanitary District Annexation – Shull (Parcels A-D): Parcel A consists of one lot with a street address of 780 Spring Street and a portion of N. Ventura Avenue (State Highway 33). Parcel B consists of two lots identified as Assessor Parcel Nos. 061-0-171-320 and 061-0-171-330, and a portion of N. Ventura Avenue (State Highway 33) and a portion of Nye Road. Parcel C consists of one lot identified as Assessor Parcel No. 034-0-040-130, and a portion of Creek Road. Parcel D consists of one lot with a street address of 73 Rockaway Road (Assessor Parcel No. 031-0-093-110), and a portion of Rockaway Road. All 4 Parcels (A, B, C & D) are in the unincorporated area of Ventura County, are not within the Sphere of Influence of any city, but are in the Ojai Area of Interest. Parcels A, B & D are currently in the Ojai Valley Sanitary District's Sphere of Influence
- PROPONENT:** Ojai Valley Sanitary District by resolution.
- NOTICE:** The Sphere of Influence Amendment has been noticed as a PUBLIC HEARING as required by law.

## **PARCEL AND OWNERSHIP INFORMATION:**

<b>LAFCO Parcel</b>	<b>Assessor Parcel</b>	<b>Property Address</b>	<b>Property Owner</b>
Parcel A – annexation only	061-0-132-035	780 Spring Street	John Shull.
Parcel B – annexation only	061-0-170-320	9266 N. Ventura Avenue	Valerie Stallings
	061-0-170-330		Juan Cervantes
Parcel C – sphere amendment & annexation	034-0-040-130	10810 Creek Road	Creekside RTM, LLC
Parcel D – annexation only	031-0-093-115	73 Rockaway Road	Juaquin Lara

## **RECOMMENDATIONS**

- A. Certify that the Commission has reviewed and considered the information contained in the CEQA Notice of Exemption prepared by the Ojai Valley Sanitary District as lead agency, dated January 27, 2005, and determine that the change of organization is exempt under Section 15319 of the CEQA Guidelines.
- B. Adopt the attached resolution (LAFCO 05-03S) making determinations and approving the Ojai Valley Sanitary District Sphere of Influence Amendment – Parcel C Creek Road
- C. Adopt the attached resolution (LAFCO 05-03) making determinations and approving the Ojai Valley Sanitary District Annexation – Shull (Parcels A-D).

## **GENERAL ANALYSIS**

### **1. Land Use**

#### **Site Information**

No zoning or general plan changes will occur as a result of the proposals. Land use, County zoning and general plan information for each of the subject Parcels is as follows:

<b>Address Assessor Parcel</b>	<b>Land Use</b>	<b>Zone District Classification</b>	<b>General Plan Designation</b>
Parcel A 780 Spring Street 061-0-132-035	Single family residence	RE – 1 ac. (rural exclusive – 1 acre min. lot size)	Urban Residential 1-2 dwelling units/acre
Parcel B 9266 N. Ventura Avenue 061-0-170-320	Single family residence	RPD –15 du/ac (Residential Planned Development – maximum 15 dwelling units per acre)	Urban Residential 10-20 dwelling units/acre
Parcel B 061-0-170-330	Single family residence (under construction)		
Parcel C 10810 Creek Road 034-0-040-130	<b>Existing:</b> Vacant	RE – 2 ac. (rural exclusive – 2 acre min. lot size)	Rural Residential 2-5 acre minimum lot size
	<b>Proposed:</b> One single family residence		
Parcel D 73 Rockaway Road 031-0-093-115	Single family residence	RE – 20,000 sq. ft. (rural exclusive – 20,000 sq. ft. lot size)	Urban Residential 1-2 dwelling units/acre

#### **Surrounding Land Uses and Zoning and General Plan Designations**

This proposal will have no effect on surrounding land uses, zoning or general plan designations.

#### **Topography, Natural Features and Drainage**

PARCEL A: This area consists mostly of an easterly sloping residential lot in southern Oak View. The lot has been graded to accommodate the dwelling and

other structures and drainage from the lot is towards Spring Street. The lot has been extensively landscaped with non-native plants. The rear lot line is at the top of a vertical bluff that forms the west side of Highway 33. This part of the area drains to the southeast to and along Highway 33.

PARCEL B: This area consists of two level lots in Casitas Springs. Both lots drain toward Nye Road to the east. The area contains no significant natural features.

PARCEL C: This area is generally level and is bounded on the north by Creek Road and on the south by San Antonio Creek. About 100 feet of the southerly portion of the area is within the San Antonio Creek floodplain. Drainage is generally to the south toward the Creek. The area contains mature native and non-native trees and, in the floodplain portion, typical river bottom flora.

PARCEL D: This area is in the Live Oak Acres portion of Oak View and is level. The area drains to Rockaway Road and is extensively landscaped with non-native plants.

#### Conformity with Plans

Parcels A, B and D are within the Sphere of Influence of the Ojai Valley Sanitary District. The District's Sphere of Influence is proposed to be amended to include Parcel C.

The existing land proposed land uses are consistent with the County's Ojai Valley Area Plan.

None of the four Parcels in the proposal area are affected by the County's SOAR ordinance.

## **2. Impact on Prime Agricultural Land, Agriculture, and Open Space**

#### Agricultural Land and Agriculture

None of the four Parcels in the proposal area are used for agricultural purposes or considered prime agricultural land. There are no agricultural uses on any adjoining properties.

None of the four Parcels in the proposal area are subject to a Land Conservation Act contract or a Farmland Security Zone agreement, and none are located in a greenbelt.

### Open Space

None of the four Parcels in the proposal area are considered open space pursuant to Government Code Sections 56059 and 65560, and the proposal will not impact open space lands.

### **3. Population**

According to the County of Ventura Registrar of Voters, there are less than 12 registered voters within the proposal area. Given this information, the proposal area is considered uninhabited in terms of LAFCO annexation proceedings.

### **4. Services and Controls – Need, Cost, Adequacy and Availability**

The Ojai Valley Sanitary District has represented that it has the capacity to provide sanitary sewer service, including treatment plant capacity, to each lot within the proposal area immediately upon annexation. There are existing Ojai Valley Sanitary District lines within 40 to 250 feet of each lot within the proposal area.

The individual property owners will pay for sewer line lateral connections to each lot and all connection charges. On-going operation and maintenance costs will be financed by user charges.

No change to any other service, including school services, will result from this proposal.

### **5. Boundaries and Lines of Assessment**

The boundaries are definite and certain. There are no conflicts with lines of assessment or ownership.

The maps and legal descriptions for this proposal received from the proponent have been checked by the County Surveyor and have been certified as being accurate and sufficient for the preparation of a certificate of completion pursuant to Government Code Section 57201 and for filing with the State Board of Equalization.

### **6. Assessed Value, Tax Rates and Indebtedness**

The assessed land value of each Assessor parcel per the 2004 - 2005 tax roll is:

<b>LAFCO Parcel</b>	<b>Assessor Parcel</b>	<b>Property Address</b>	<b>Assessed Land Value</b>
Parcel A – annexation only	061-0-132-035	780 Spring Street	\$162,152
Parcel B – annexation only	061-0-170-320	9266 N. Ventura Avenue	\$150,457 <sup>1</sup>
	061-0-170-330		
Parcel C – sphere amendment & annexation	034-0-040-130	10810 Creek Road	\$27,496
Parcel D – annexation only	031-0-093-115	73 Rockaway Road	\$88,601

*1 – Parcel B has recently been split and new assessed values have yet to be finalized.*

According to the County Assessor the existing tax rate areas will be changed upon annexation as follows:

<b>Parcel</b>	<b>Existing Tax Rate Area</b>	<b>Tax Rate Area Upon Annexation</b>
A	91081	91155
B	91067	91106
C	91061	91146
D	91040	91146

All of the existing and all of the tax rate areas that will be assigned upon annexation have a tax rate or \$1.069534 per \$100 of assessed valuation. Thus, the annexation proposal will not result in any change in property taxes.

The Ojai Valley Sanitary District issued a Revenue Refunding Bond in 2003 to refinance prior debt obligations for treatment plant improvements and the construction of other District facilities. This Bond is being repaid from overall District revenues and does not affect property taxes or result in any special assessments. Operation and maintenance of OVSD lines and facilities are financed by monthly sewer service charges.

## **7. Environmental Impact of the Proposal**

The Ojai Valley Sanitary District is the lead agency for this proposal and found the proposal to be categorically exempt under Section 15319(a) (annexation to a special district of areas developed to the density allowed by the current zoning) of the California Environmental Quality Act Guidelines. As the annexation is to provide sanitary sewer service to existing lots with existing development, a categorical exemption is appropriate for this proposal.

## 8. Regional Housing Needs

According to the California Housing and Community Development Department the County of Ventura adopted an updated General Plan Housing Element on June 19, 2001 and completed State review for compliance on October 18, 2001. The annexation proposal area is or will be developed consistent with the County's General Plan. Therefore, the proposal will have no effect on the fair share of the regional housing needs for the County of Ventura.

## 9. Landowner and Annexing Agency Consent

The Ojai Valley Sanitary District has provided proof that all landowners have given their written consent to this proposal and has requested that the Commission waive all protest proceedings.

## **SPECIAL ANALYSIS:**

The Parcel C, 10810 Creek Road, is not currently within the Sphere of Influence of the Ojai Valley Sanitary District. Thus, unless the Commission first approves the Sphere of Influence Amendment proposal, the annexation of Parcel C into the District cannot be approved. This does not apply to Parcels A, B or D as they are already within the District's Sphere of Influence.

Government Code §56425 (e) requires that in determining the Sphere of Influence of each local agency the Commission shall consider and prepare a written statement of its determinations with respect to certain factors prior to making a decision:

*The present and planned uses in the area, including agricultural and open space lands.*

The area is currently vacant and no development plans have been filed with the District. It is assumed, however, that upon annexation to the District the property will be developed consistent with the County General Plan and zoning.

*Describe the present and probable need for public facilities and services in the area.*

There will be no change to the present and probable need for public facilities and services in the area. The area to be included within the Sphere of Influence of the Ojai Valley Sanitary District will allow for the same area to be annexed into the Ojai Valley Sanitary District for the purpose of providing sanitary sewer services.



*The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.*

The Ojai Valley Sanitary District has the present capacity and adequate public facilities to provide sanitary sewer services to the Sphere of Influence proposal area.

*The existence of any social or economic communities of interest in the area that the Commission may determine are relevant to the agency.*

There are no social or economic communities of interest in the area that are relevant to the Sphere of Influence Amendment.

**ALTERNATIVE ACTIONS AVAILABLE:**




- A. If the Commission, following public testimony and review of the materials submitted, determines that further information is necessary, a motion to continue the proposal should state specifically the type of information desired and specify a date certain for further consideration.
- B. If the Commission, following public testimony and review of materials submitted, wishes to deny or modify this proposal, a motion to deny should include adoption of this Report and all referenced materials as part of the public record.

BY: \_\_\_\_\_  
Everett Millais, Executive Officer

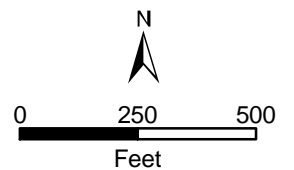
Attachments: (1) Vicinity Maps  
(2) LAFCO 05-03S Resolution  
(3) LAFCO 05-03 Resolution

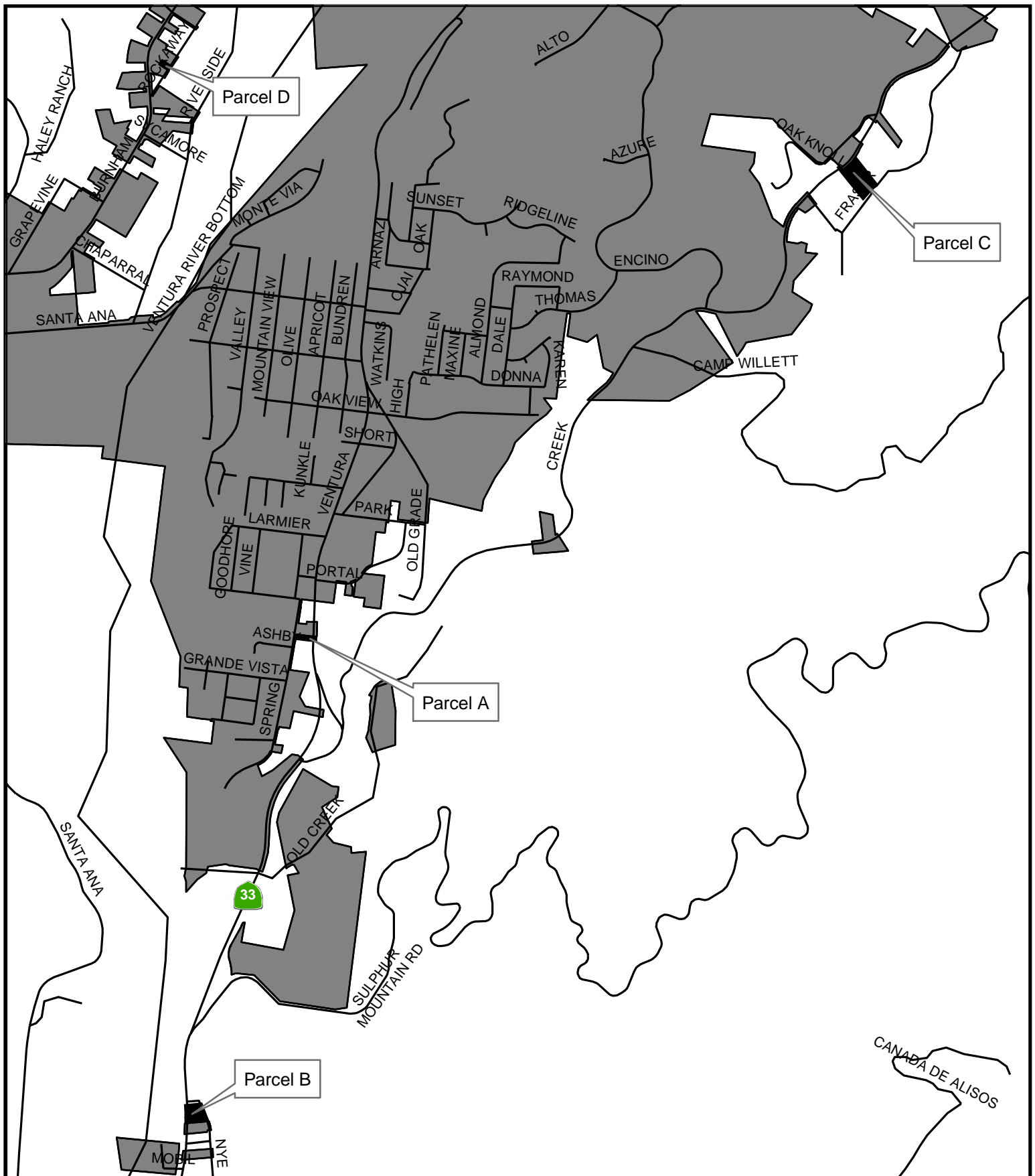


**Legend**


-  Shull (Parcel C)
-  OVSD Boundary
-  Parcel Lines

**Ventura LAFCO Vicinity Map**  
**LAFCO 05-03S Ojai Valley Sanitary District**  
**Sphere of Influence Amendment - Parcel C - Creek Road**  
**and**  
**LAFCO 05-03 Ojai Valley Sanitary District**  
**Annexation - Shull (Parcel C)**

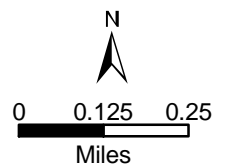




**Legend**




-  Shull Parcels
-  OVSD Boundary

**Ventura LAFCO Vicinity Map**  
**LAFCO 05-03 Ojai Valley Sanitary District**  
**Annexation - Shull Parcels - Overview Map**

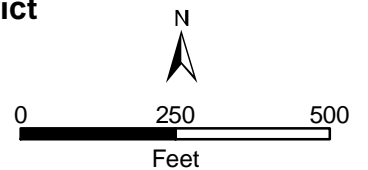


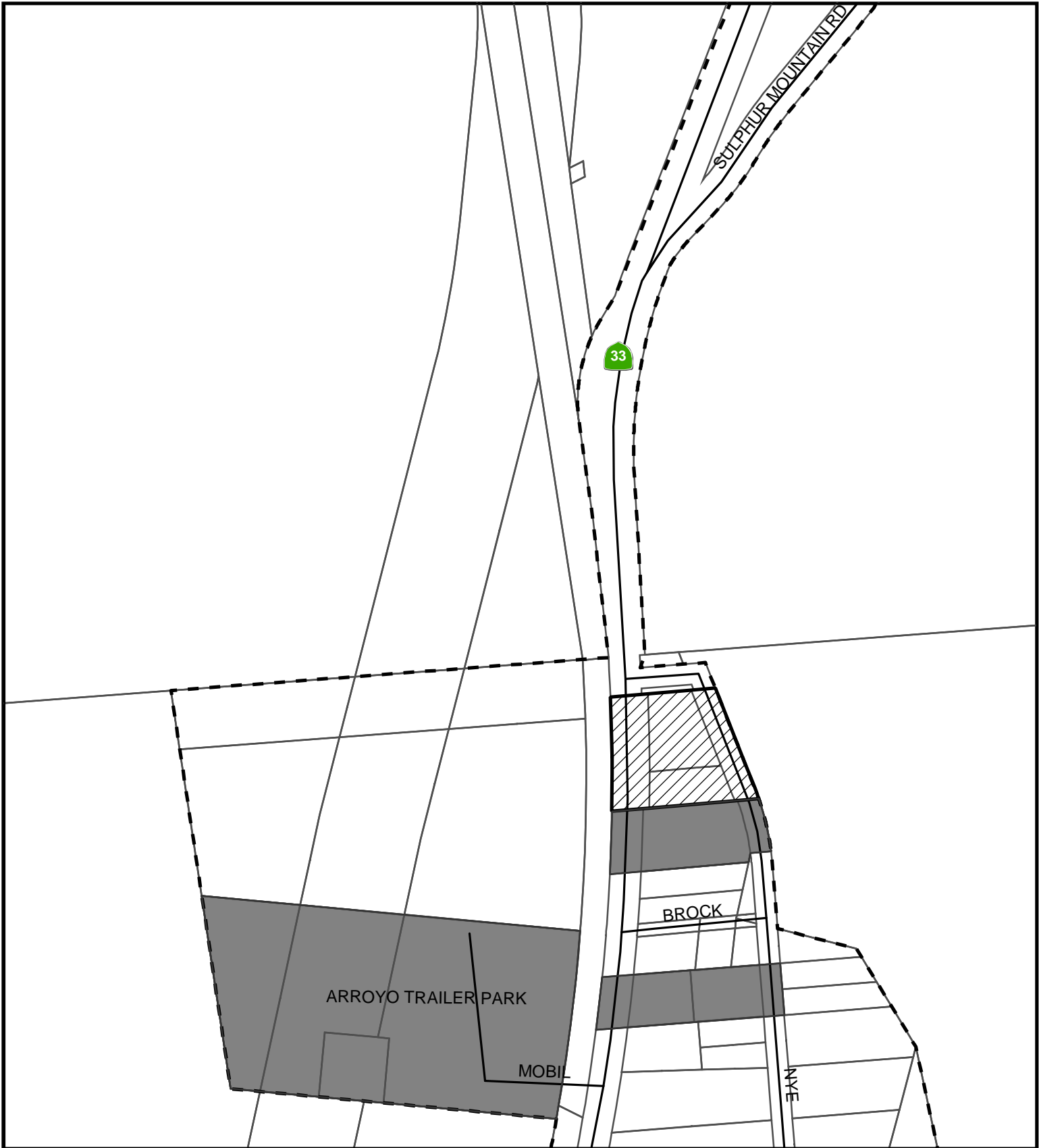


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



-  Shull (Parcel A)
-  OVSD Boundary
-  Parcel Lines

**Ventura LAFCO Vicinity Map**  
**LAFCO 05-03 Ojai Valley Sanitary District**  
**Annexation - Shull (Parcel A)**

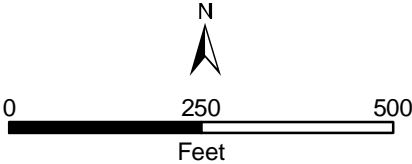




Legend




-  Shull (Parcel B)
-  OVSD Boundary
-  OVSD Sphere
-  Parcel Lines

**Ventura LAFCO Vicinity Map**  
**LAFCO 05-03 Ojai Valley Sanitary District**  
**Annexation - Shull (Parcel B)**

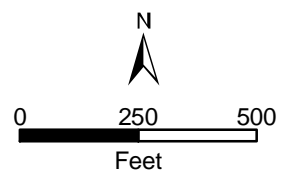


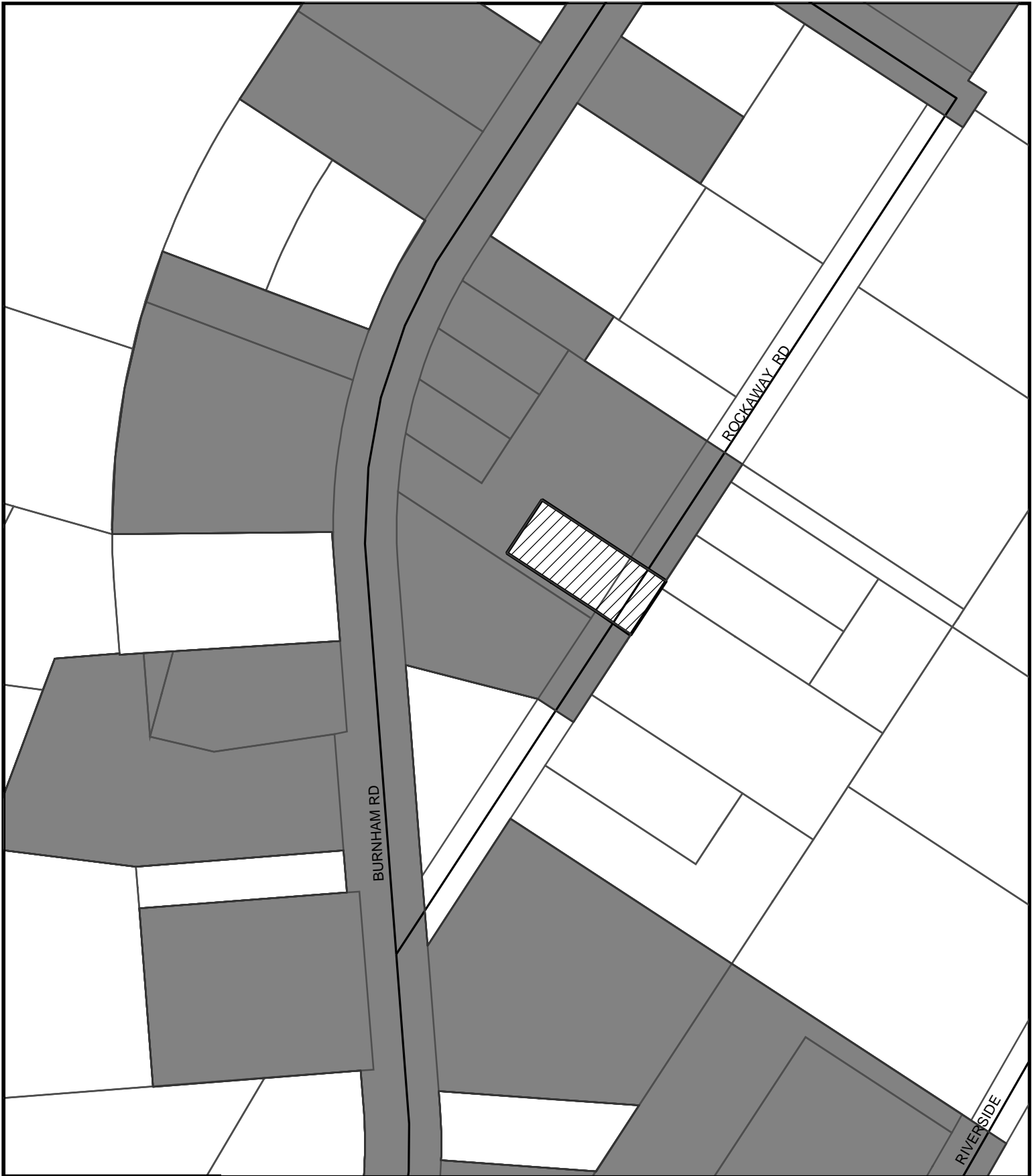


**Legend**




-  Shull (Parcel C)
-  OVSD Boundary
-  Parcel Lines

**Ventura LAFCO Vicinity Map**  
**LAFCO 05-03 Ojai Valley Sanitary District**  
**Sphere of Influence Amendment - Parcel C - Creek Road**  
**and**  
**LAFCO 05-03 Ojai Valley Sanitary District**  
**Annexation - Shull (Parcel C)**

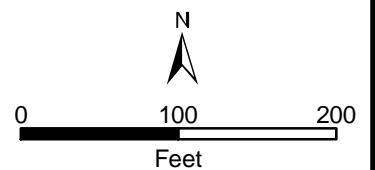




**Legend**

-  Shull (Parcel D)
-  OVSD Boundary
-  Parcel Lines

**Ventura LAFCO Vicinity Map**  
**LAFCO 05-03 Ojai Valley Sanitary District**  
**Annexation - Shull (Parcel D)**



**LAFCO 05-03S**

**RESOLUTION OF THE VENTURA LOCAL AGENCY  
FORMATION COMMISSION MAKING DETERMINATIONS  
AND APPROVING THE OJAI VALLEY SANITARY DISTRICT  
SPHERE OF INFLUENCE AMENDMENT – PARCEL C  
CREEK ROAD**

WHEREAS, the above referenced proposal has been filed with the Executive Officer of the Ventura Local Agency Formation Commission pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Section 56000 et seq.); and

WHEREAS, at the times and in the manner required by law the Executive Officer has given notice of the public hearing by the Commission on the proposal; and

WHEREAS, the proposal was duly considered on March 16, 2005, as specified in the notice of hearing; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the proposal including, but not limited to, the Executive Officer's report and recommendation and the environmental document and determination; and

WHEREAS, the Local Agency Formation Commission finds the proposal to be in the best interests of the affected area and the organization of local governmental agencies within Ventura County; and

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Ventura Local Agency Formation Commission as follows:

- (1) The Executive Officer's Staff Report and Recommendation for approval of the proposal dated March 16, 2005 is adopted.
- (2) The Commission has considered the criteria set forth in Government Code §56425(e) and determines as follows:

*The present and planned uses in the area, including agricultural and open space lands.*

The area is currently vacant and no development plans have been filed with the District. It is assumed, however, that upon annexation to the District the property will be developed consistent with the County General Plan and zoning.



Describe the present and probable need for public facilities and services in the area.

There will be no change to the present and probable need for public facilities and services in the area. The area to be included within the Sphere of Influence of the Ojai Valley Sanitary District will allow for the same area to be annexed into the Ojai Valley Sanitary District for the purpose of providing sanitary sewer services.

The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.

The Ojai Valley Sanitary District has the present capacity and adequate public facilities to provide sanitary sewer services to the Sphere of Influence proposal area.

The existence of any social or economic communities of interest in the area that the Commission may determine are relevant to the agency.

There are no social or economic communities of interest in the area that are relevant to the Sphere of Influence Amendment.

- (3) The Sphere of Influence Amendment is hereby approved as submitted and as generally depicted on Exhibit A attached hereto and made a part hereof.

- (3) The subject proposal is assigned the following distinctive short form designation:

**LAFCO 04-06S – OJAI VALLEY SANITARY DISTRICT SPHERE OF  
INFLEUNCE AMENDMENT – PARCEL C CREEK ROAD**

- (5) The Commission has reviewed and considered the lead agency's determination and determines that the proposal is Categorically Exempt under Section 15319(a), of the State CEQA Guidelines.
- (6) The Commission directs staff to file a Notice of Exemption in the same manner as a lead agency under CEQA Guidelines Section 15062.

This resolution was adopted on March 16, 2005.

AYES:

NOES:




ABSTAINS:

Dated: \_\_\_\_\_  
Chair, Ventura Local Agency Formation Commission

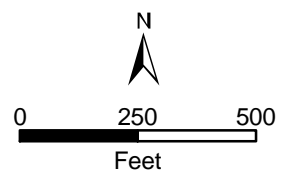
Copies: Ojai Valley Sanitary District  
Casitas Municipal Water District  
Ventura Co. Assessor  
Ventura Co. Auditor  
Ventura Co. Surveyor  
Ventura Co. Planning



**Legend**

-  Shull (Parcel C)
-  OVSD Boundary
-  Parcel Lines

**Ventura LAFCO Vicinity Map**  
**LAFCO 05-03S Ojai Valley Sanitary District**  
**Sphere of Influence Amendment - Parcel C - Creek Road**  
**and**  
**LAFCO 05-03 Ojai Valley Sanitary District**  
**Annexation - Shull (Parcel C)**



**LAFCO 05-03**

**RESOLUTION OF THE VENTURA LOCAL AGENCY  
FORMATION COMMISSION MAKING DETERMINATIONS  
AND APPROVING THE OJAI VALLEY SANITARY  
DISTRICT ANNEXATION – SHULL (PARCELS A-D)**

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Ventura Local Agency Formation Commission pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000 (Section 56000 of the California Government Code); and

WHEREAS, at the times and in the manner required by law, the Executive Officer gave notice of the of the proposal as required by law; and

WHEREAS, the proposal was duly considered on March 16, 2005; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the proposal including, but not limited to, the LAFCO Executive Officer's Staff Report and recommendation, the environmental document or determination, Sphere of Influence and applicable General and Specific Plans; and

WHEREAS, all landowners within the affected territory have consented to the proposal; and

WHEREAS, proof has been given to the Commission that the affected territory has less than 12 registered voters and is considered uninhabited; and

WHEREAS, the Local Agency Formation Commission finds the proposal to be in the best interest of the landowners and present and future inhabitants within the Ojai Valley Sanitary District and within the affected territory, and the organization of local governmental agencies within Ventura County.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Local Agency Formation Commission of Ventura County as follows:

- (1) The LAFCO Executive Officer's Staff Report and Recommendation for approval of the proposal dated March 16, 2005 is adopted.
- (2) The annexation to the Ojai Valley Sanitary District is hereby approved, and the boundaries are established generally as set forth in the attached Exhibit A.
- (3) The affected territory is uninhabited as defined by Government Code §56046.

- (4) The subject proposal is assigned the following distinctive short form designation: **LAFCO 05-03 OJAI VALLEY SANITARY DISTRICT ANNEXATION – SHULL (PARCELS A-D).**
- (5) The Commission has reviewed and considered the lead agency's determination that the annexation is categorically exempt under Section 15319(a) of the California Environmental Quality Act Guidelines, and finds the annexation to be categorically exempt.
- (6) The Commission directs staff to file a Notice of Exemption in the same manner as a lead agency, under Section 15062 of the California Environmental Quality Act Guidelines.
- (7) The Commission, consistent with California Government Code Section 56663(c), hereby waives protest proceedings entirely.
- (8) **This annexation shall not be recorded until all LAFCO fees have been paid and until fees necessary for filing with the State Board of Equalization have been submitted to the Executive Officer.**

This resolution was adopted on March 16, 2005.

AYES:

NOES:

ABSTAINS:

Dated: \_\_\_\_\_  
Chair, Ventura Local Agency Formation Commission

Copies: Ojai Valley Sanitary District  
Ventura County Assessor  
Ventura County Auditor  
Ventura County Surveyor  
Ventura County Planning

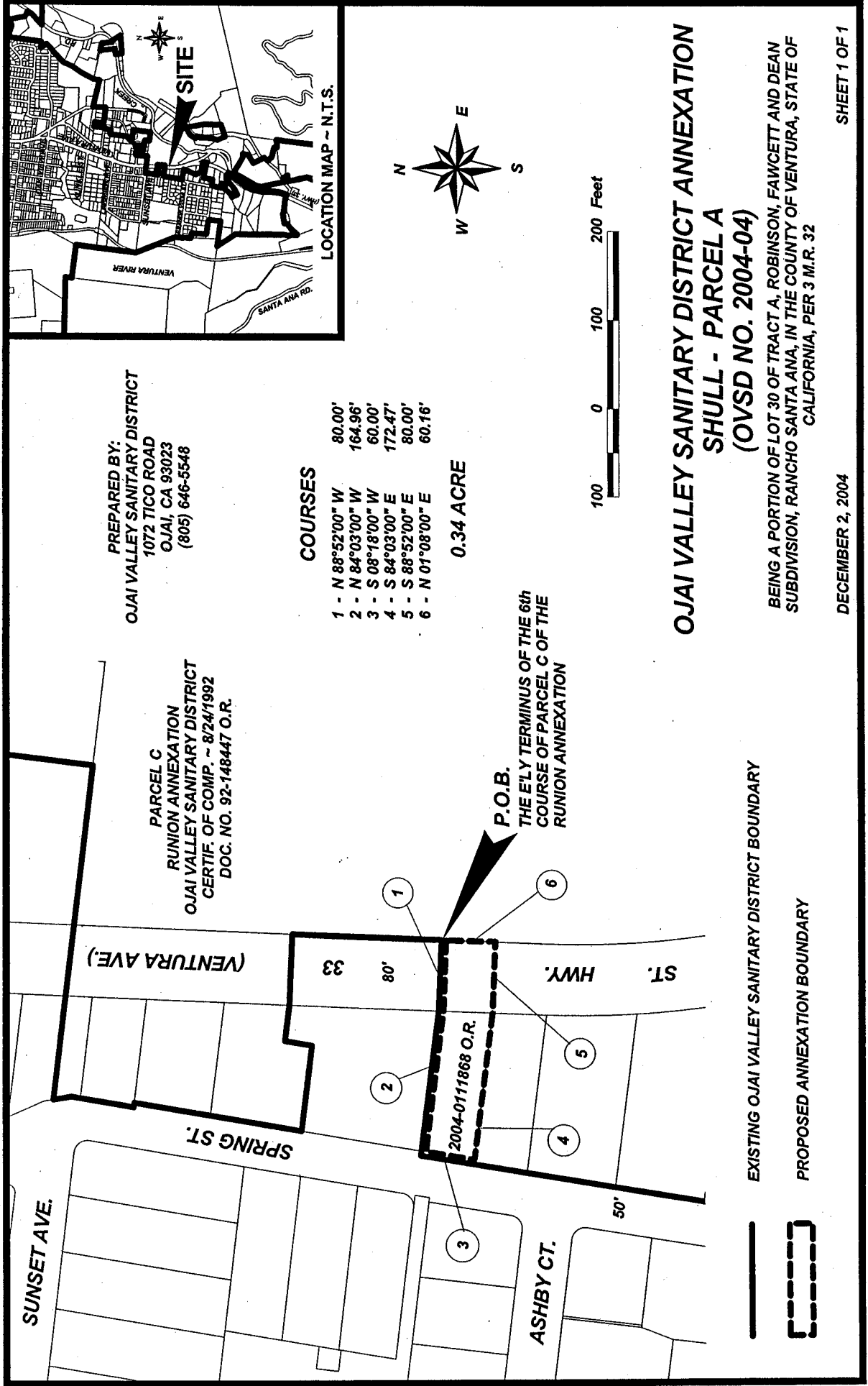
The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *Zell Fawcett*

Date: 3-7-05

05-03

Exhibit A



**OJAI VALLEY SANITARY DISTRICT ANNEXATION  
SHULL - PARCEL A  
OVSD NO. 2004-04**

**05-03**

That portion of Lot 30 of Tract A, Robinson, Fawcett and Dean Subdivision, Rancho Santa Ana, in the County of Ventura, State of California, as said Lot 30 is shown on the map recorded in the Office of the County Recorder of said County in Book 3, Page 32 of Miscellaneous Records, described as follows:

Beginning at a point in the easterly line of Ventura Avenue (St. Hwy. 33), 80.00 feet wide, said point being the easterly terminus of the 6<sup>th</sup> course of Parcel C of the Runion Annexation to the Ojai Valley Sanitary District, as described and shown in the Certificate of Completion recorded in said Recorder's Office on August 24, 1992 as Document No. 92-148447 of Official Records; thence, along the existing boundary of said Ojai Valley Sanitary District by the following three courses:

- 1st - North 88°52'00" West 80.00 feet to the westerly line of said Ventura Avenue (St. Hwy 33); thence, leaving said westerly line,
- 2nd - North 84°03'00" West 164.96 feet; thence,
- 3rd - South 8°18'00" West 60.00 feet to the southerly line of the parcel described in the Quit Claim Deed recorded in the said Recorder's Office on April 26, 2004 as Document No. 04-0111868 of Official Records; thence, along said southerly line,
- 4th - South 84°03'00" East 172.47 feet to said westerly line of said Ventura Avenue (St. Hwy. 33); thence, leaving said westerly line,
- 5th - South 88°52'00" East 80.00 feet to said easterly line of said Ventura Avenue (St. Hwy 33); thence, along said easterly line,
- 6th - North 1°08'00" East 60.16 feet to the point of beginning and containing 0.34 acre,

*The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.*

Certified by:

*Ball Ruben*

Date:

*3-7-05*



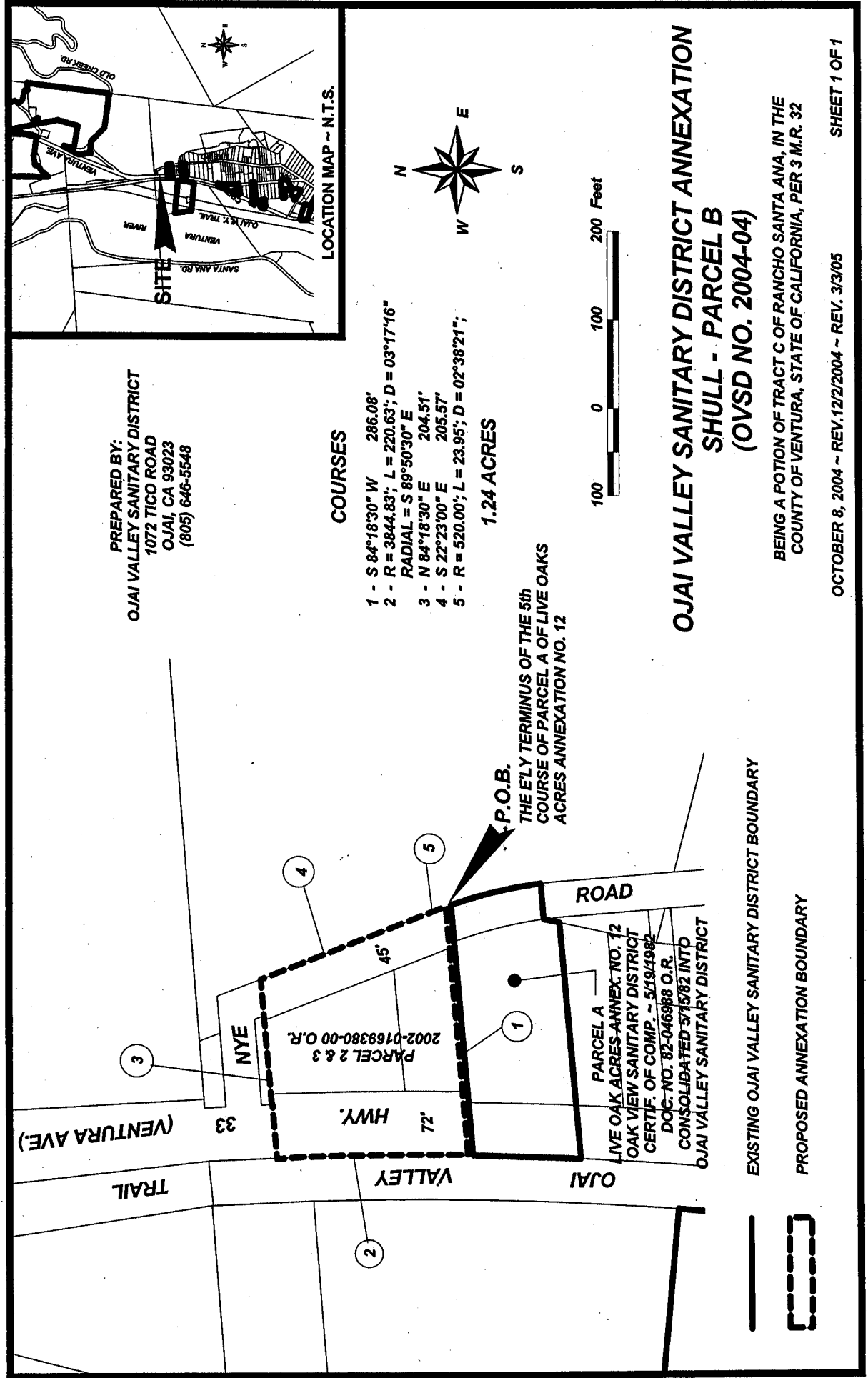
The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *Zell Paulsen*

Date: 3-7-05

05-03

Exhibit A



**OJAI VALLEY SANITARY DISTRICT ANNEXATION  
SHULL - PARCEL B  
OVSD NO. 2004-04**

05-03

That portion of Tract C of Rancho Santa Ana, in the County of Ventura, State of California, as said Tract C is shown on the map recorded in the Office of the County Recorder of said County, in Book 3, Page 32 of Miscellaneous Records, described as follows:

Beginning at the intersection of the easterly prolongation of the southerly line of Parcel 3 as described in the Grant Deed recorded on July 19, 2002 in the Office of said County Recorder as Document No. 2002-0169380-00 of Official Records and the easterly line of Nye Road, 45.00 feet wide, said intersection also being the easterly terminus of the 5<sup>th</sup> course of Parcel A of Live Oak Acres Annexation No. 12 to the Oak View Sanitary District as described and shown in the Certificate of Completion recorded on May 19, 1982 in the Office of said County Recorder as Document No. 82-046988 of Official Records and having since been consolidated into the Ojai Valley Sanitary District on May 15, 1985; thence, along said prolongation, southerly line and the existing Ojai Valley Sanitary District boundary by the following course,

- 1st - South 84°18'30" West 286.08 feet to a point in the westerly line of State Highway 33 (Ventura Avenue), said westerly line being a curve concaved westerly, having a radius of 3844.83 feet, and having a radial to said point in said westerly line that bears South 89°50'30" East; thence, along said curve,
- 2nd - Northerly 220.63 feet through a central angle of 03°17'16" to the westerly prolongation of the northerly line of Parcel 2 as described in said Grant Deed recorded on July 19, 2002 in the Office of said County Recorder as Document No. 2002-0169380-00 of Official Records; thence, along said prolongation and northerly line,
- 3rd - North 84°18'30" East 204.51 feet to said easterly line of Nye Road; thence, along said easterly line by the following two courses:
- 4th - South 22°23'00" East 205.57 feet to the beginning of a curve concaved westerly and having a radius of 520.00 feet; thence, along said curve,
- 5th - Southerly 23.95 feet through a central angle of 02°38'21" to the point of beginning and containing 1.24 acres.

*The Ventura County Surveyor's office of the Public Works Agency  
certifies this map and legal description to be definite and certain.*

Certified by:

*Zell Ramirez*

Date:

*3-7-05*

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *John F. Anderson*

Date: 3-7-05

05-03

Exhibit A

PARCEL F  
CREEK ROAD ANNEXATION NO. 2  
(89-3 OVSD OJAI AREA)  
OJAI VALLEY SANITARY DISTRICT  
CERTIF. OF COMP. 7/10/30/1989  
DOC. NO. 89-173520 O.R.

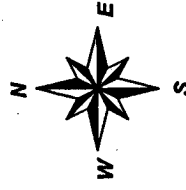
\* P.O.B.  
THE SE'LY TERMINUS OF THE 14th OF  
PARCEL F OF THE CREEK ROAD  
ANNEXATION NO. 2 TO O.V.S.D.

PREPARED BY:  
OJAI VALLEY SANITARY DISTRICT  
1072 TICO ROAD  
OJAI, CA 93023  
(805) 646-5548

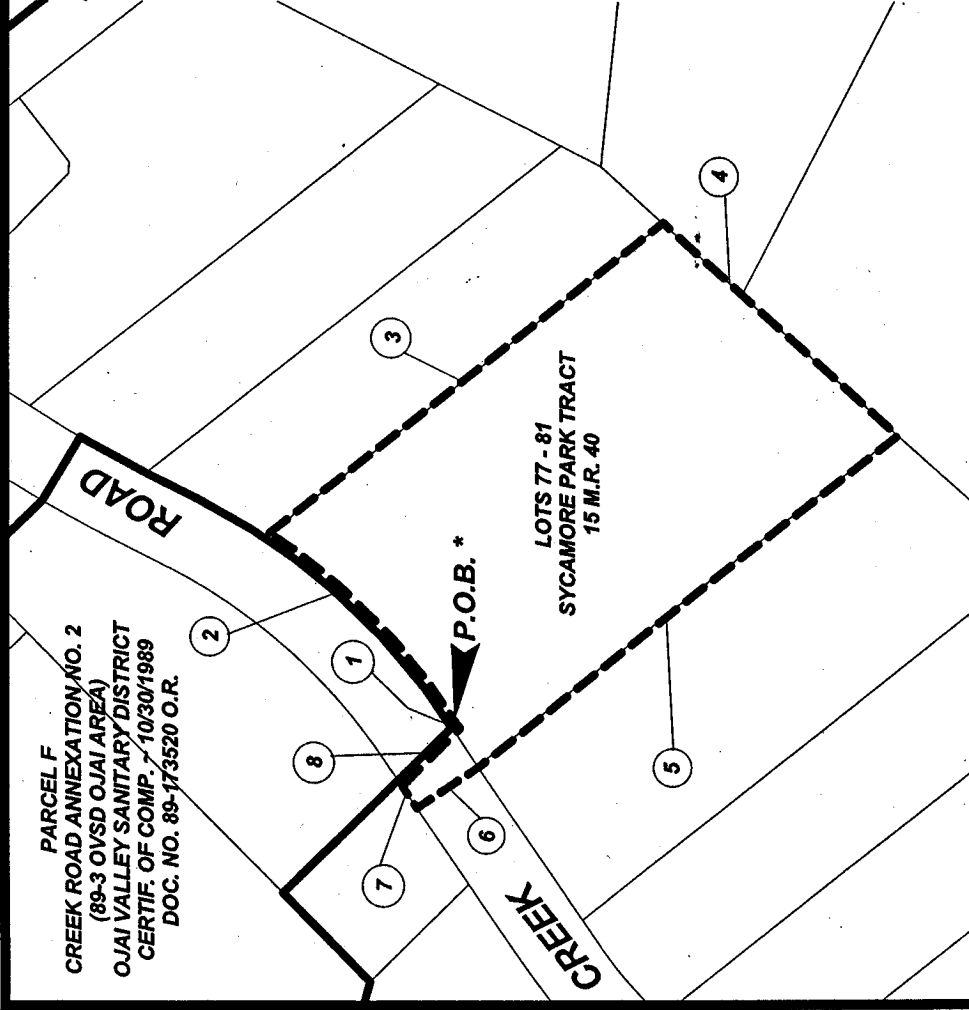
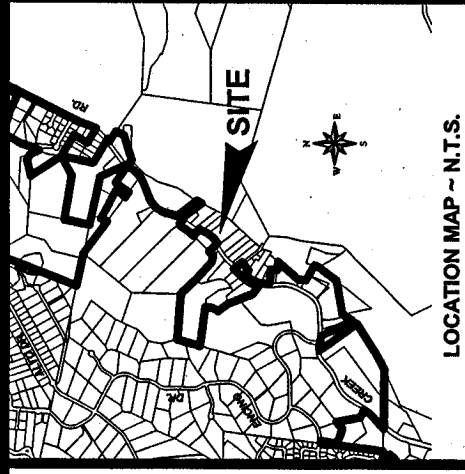
# COURSES

- 1 - N 54°18'23" E 7.99'
- 2 - R = 530.00'; L = 207.82'; D = 22°27'58"
- 3 - S 40°00'00" E 410.83'
- 4 - S 40°45'00" W 253.30'
- 5 - N 40°00'00" W 430.03'
- 6 - N 35°41'37" W 60.00'
- 7 - N 54°18'23" E 26.10'
- 8 - S 46°08'19" E 61.01'

2.40 ACRES



LOCATION MAP ~ N.T.S.



EXISTING OJAI VALLEY SANITARY DISTRICT BOUNDARY

PROPOSED ANNEXATION BOUNDARY

## OJAI VALLEY SANITARY DISTRICT ANNEXATION SHULL - PARCEL C (OVSD ANNEXATION NO. 2004-04)

ALL OF LOTS 77 - 81, OF THE SYCAMORE PARK TRACT, IN THE COUNTY  
OF VENTURA, STATE OF CALIFORNIA, PER 15 M.R. 40

OCTOBER 14, 2004 ~ REVISED DECEMBER 2, 2004

SHEET 1 OF 1

**OJAI VALLEY SANITARY DISTRICT ANNEXATION**

**SHULL - PARCEL C**

OVSD NO. 2004-04

05-03

All of Lots 77 through 81 of the Sycamore Park Tract, in the County of Ventura, State of California, as said Lots are shown on the map recorded in the Office of the County Recorder of said County in Book 15, Page 40 of Miscellaneous Records, described as follows:

Beginning at the southeasterly terminus of the 14<sup>th</sup> course of Parcel F of Creek Road Annexation No. 2 (89-3 OVSD Ojai Area) to the Ojai Valley Sanitary District, as described and shown in the Certificate of Completion recorded in the Office of said County Recorder on October 30, 1989 as Document No. 89-173520 of Official Records; thence along the existing boundary of said Ojai Valley Sanitary District by the following two courses:

- 1st - North 54°18'23" East 7.99 feet to the beginning of a curve concaved northwesterly, having a radius of 530.00 feet; thence, along said curve,
- 2nd - Northeasterly 207.82 feet through a central angle of 22°27'58" to the northwesterly prolongation of the northeasterly line of said Lot 81; thence, along said prolongation and northeasterly line,
- 3rd - South 40°00'00" East 410.83 feet to the most easterly corner of said Lot 81; thence, along the southeasterly boundary of said Lots 77 through 81,
- 4th - South 40°45'00" West 253.30 feet to the most southerly corner of said Lot 77; thence, along the southwesterly line of said Lot 77,
- 5th - North 40°00'00" West 430.03 feet to the easterly line of Creek Road, 60.00 feet wide; thence,
- 6th - North 35°41'37" West 60.00 feet to the westerly line of said Creek Road, 60.00 feet wide; thence, along said westerly line,
- 7th - North 54°18'23" East 26.10 feet to the existing boundary of said Ojai Valley Sanitary District; thence, along said existing boundary,
- 8th - South 46°08'19" East 61.01 feet to the point of beginning and containing 2.40 acres.

The Ventura County Surveyor's office of the Public Works Agency  
certifies this map and legal description to be definite and certain.

Certified by:

*Jeff R. Smith*

Date:

3-7-05

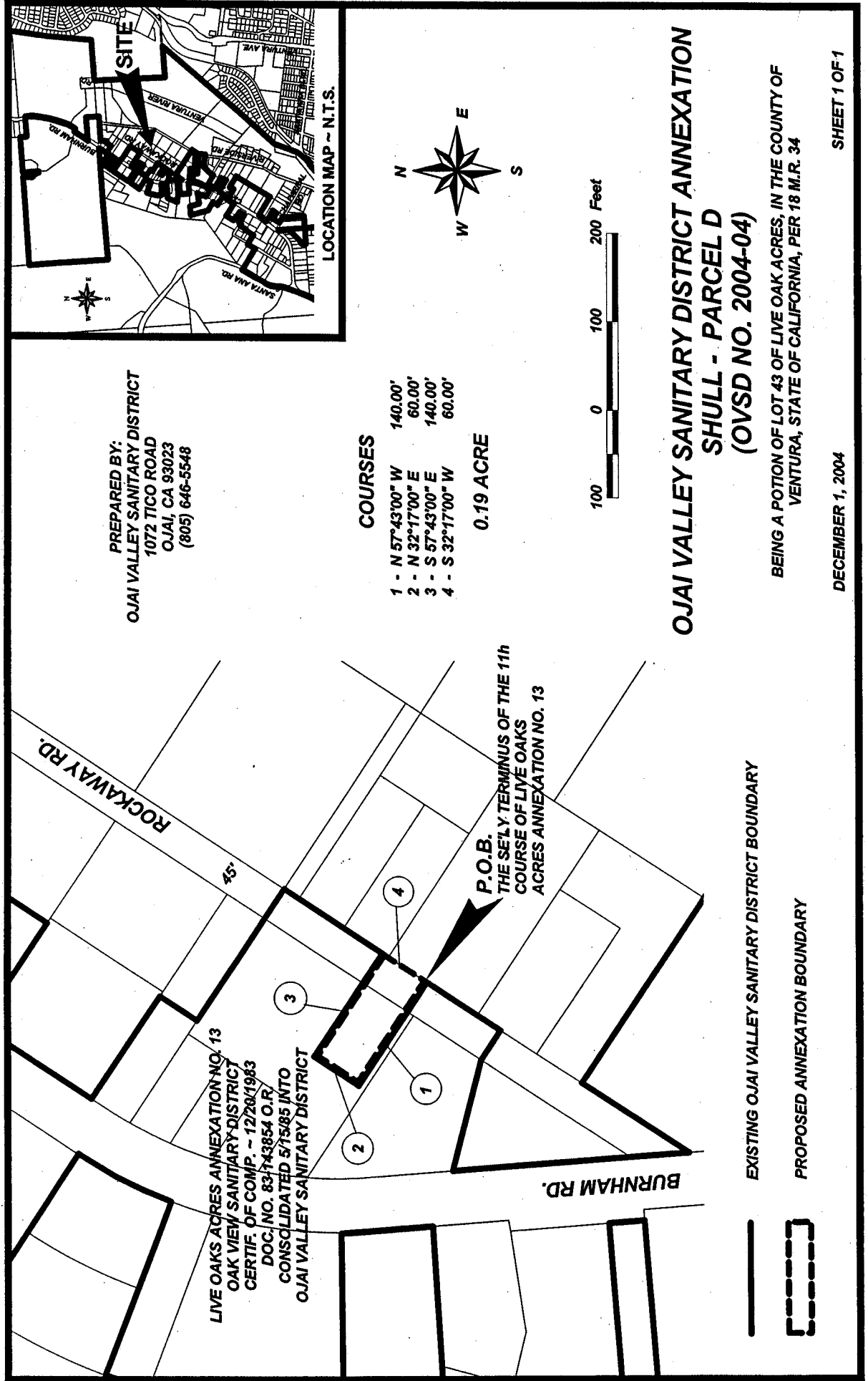
The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *Zell Rasmussen*

Date: 3-7-05

05-03

Exhibit A



**OJAI VALLEY SANITARY DISTRICT ANNEXATION**  
**SHULL - PARCEL D**  
**(OVSD NO. 2004-04)**

BEING A POTION OF LOT 43 OF LIVE OAK ACRES, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, PER 18 M.R. 34

DECEMBER 1, 2004

SHEET 1 OF 1

**OJAI VALLEY SANITARY DISTRICT ANNEXATION  
SHULL - PARCEL D  
OVSD NO. 2004-04**

05-03

That portion of Lot 43 of a Live Oak Acres, in the County of Ventura, State of California, as said Lot 43 in shown on the map recorded in the Office of the County Recorder of said County, in Book 18, Page 34 of Miscellaneous Records, described as follows:

Beginning at a point in the easterly line of Rockaway Road, 40.00 feet wide, said point being the southeasterly terminus of the 11<sup>th</sup> course of the Live Oaks Acres Annexation No. 13 to the Oak View Sanitary District as described and shown in the Certificate of Completion recorded in the Office of said County Recorder on December 20, 1983 as Document No. 83-143854 of Official Records and having since been consolidated into Ojai Valley Sanitary District on May 15, 1985; thence, along the existing boundary of said Ojai Valley Sanitary District by the following three courses:

1st - North 57°43'00" West 140.00 feet; thence,

2nd - North 32°17'00" East 60.00 feet; thence,

3rd - South 57°43'00" East 140.00 feet to said easterly line of said Rockaway Road; thence, along said easterly line,

4th - South 32°17'00" West 60.00 feet to the point of beginning and containing 0.19 acre.

*The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.*

Certified by:

*Zell Rautman*

Date:

*3-7-05*